



**Craven Lane, Gomersal, Cleckheaton BD19 4QX**



**welcome to**

**Craven Lane, Gomersal, Cleckheaton**

Guide Price £260,000 - £275,000 !!! Two bedroom semi-detached Dorma Bungalow comprising of: Lounge, Kitchen with Dining area, bathroom, two double bedrooms, office/study room, front and rear gardens, Detached Garage!



### Lounge

14' 6" To Bay x 10' 10" Max ( 4.42m To Bay x 3.30m Max )  
Double glazed bay window to the front, stone wall feature, gas central heating radiator and coving to the ceiling.

### Dining Area

10' 2" x 8' 7" MAX ( 3.10m x 2.62m MAX )  
Open plan kitchen area and gas central heating radiator. Beams to ceiling, wall lights and decorative wood panelling to wall and brick feature.

### Hallway

Double glazed Upvc door to side and double glazed Upvc window to rear. Gas central heating radiator, coving to ceiling, floating staircase and access to ground floor accommodation.

### Kitchen

13' 1" x 7' 3" ( 3.99m x 2.21m )  
Fitted kitchen with a range of wall and base units with complimentary work surfaces, splashback tiling and under unit lighting. Stainless steel sink drainer with mixer tap, Induction hob, wall mounted cooker hood, and double oven. Breakfast bar, laminate flooring and plumbing for washing machine and dishwasher. Intergrated fridge freezer, open to dining area. Two double glazed windows to the rear and door to the rear garden.

### Bedroom Two

10' 1" x 10' 8" MAX ( 3.07m x 3.25m MAX )  
Double glazed window to the front, gas central heating radiator and built in wardrobes.

### Bathroom

Double glazed window to rear, tiled bath with mixer tap, wall mounted rainfall power shower over and shower attachment. WC, vanity wash hand basin with waterfall mixer tap and storage below. Tiled walls and floor where visible. Spotlights to ceiling and wall mounted radiator

### First Floor Landing

Double glazed window to side and doors to first floor accommodation.

### Bedroom One

12' 5" x 12' 1" From wardrobe ( 3.78m x 3.68m From wardrobe )  
Two double glazed windows to the front, built in wardrobes and gas central heating radiator.

### Office / Bedroom Three

5' 6" x 5' 6" ( 1.68m x 1.68m )  
Double glazed window to the front.

### Exterior

To the front of the property there is a purple slate and pebbled garden stocked with shrub boarder, raised flagged area and side gate to the rear. Crazy paved driveway providing off-street parking for multiple vehicles leading to the detached garage. To the rear of the property is a three tiered garden with various astro turf and decking areas.

### Garage

Extended which houses the boiler. The detached garage has power and light with up and over door.



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## Craven Lane, Gomersal Cleckheaton

- Guide Price £260,000 - £275,000
- Two Bedroom Semi-Detached Dorma Bungalow
- Garage & Driveway
- Gardens To Front And Rear
- Office/ Study Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117479 - 0009

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